

**PLANNING AND ZONING COMMISSION
STAFF REPORT**

April 15, 2010



RP 10-06: proposed Replat of Lot 18 in Williams Subdivision

SIZE AND LOCATION: 1.876 acres of land adjoining the south side of Stevens Drive between North Texas Avenue and Old Hearn Road

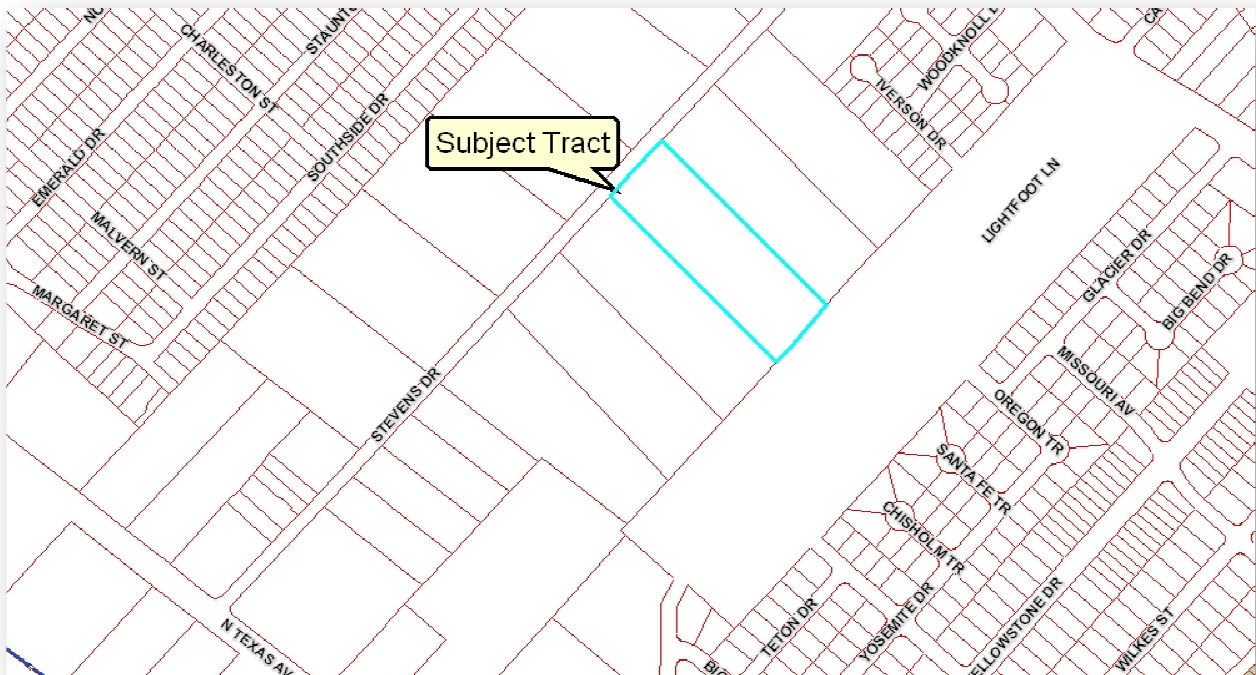
EXISTING LAND USE: vacant land

ZONING: Residential District – 5000 (RD-5)

APPLICANT(S): David G. Webb

AGENT: Adam Wallace

STAFF CONTACT: Randy Haynes, Project Planner



PROPOSED RESUBDIVISION:

This proposed replat divides the existing lot into two lots. The SDRC has verified that adequate capacity exists in the water and sanitary sewer system to accommodate the increased density of development. The proposed replat involves no new public infrastructure and will conform to all requirements of applicable codes and ordinances.

RECOMMENDATION:

The Site Development Review Committee and staff **recommend approving** this proposed replat.